




Planning During a Pandemic and Post-COVID

City Manager's Development Forum
November 19, 2021

Todd Okolichany, AICP, LEED AP ND
Planning & Urban Design Director

A light gray silhouette of a city skyline with various building shapes and windows, serving as a background for the text.

AVL Shares Space

Leverage opportunities to utilize outdoor spaces in alignment with public health guidelines and other community goals



AVL Shares Space

- Creation of **parklets** for increased outdoor dining and meeting space
- Expanded flexibility of sidewalk space
- **Pedestrian priority zones/Shared streets**
- Curbside pick-up zones (Downtown and West AVL)
- Expanded opportunities for use of private parking lots
- **Equity markets** - vendor support in partnership with the Business Inclusion Office
- Fee waivers for dining, temporary use and signage permits



Community Engagement & Impact

- **September 2020 - participating business survey:**
 - **87%** were able to **hire/rehire staff** (avg. of 3.6 people)
 - **84%** indicated positive impacts to bottom-line
 - **100%** wanted to continue beyond Oct 31
- **September 2021 - participating business survey:**
 - **92%** “**very positive**” impacts to biz & bottom line
 - **~70%** reported no increased negative impacts to parking
 - **76%** “**definitely**” interested in continuing even if fees and upgrades required
 - Comments = positive impacts on **staff retention, morale** and/or **sense of safety** for staff (as well as customers)

Next Steps

- **Expansion on private property**
 - Extending to allow for time to transition
 - 1-on-1 coordination with development services staff for path to permanency
- **Expansion on public sidewalks**
 - Begin permitting for 2022
 - Revise fees & potential adjustments to permit/encroachment standards
- **Parklets**
 - Allow limited temporary program to continue through July 1 (no new applications)
 - Develop a long-term program for public parklets
 - Consider a long-term program, fee structure, etc. for private business “streeteries”
- **Shared Streets**
 - Long-term implementation on Wall Street in-progress
 - Otherwise on-hold until additional resources can support development of a long-term program, engagement, ongoing coordination & management

Next Steps

- **Resource Development**

- During the next 6 months, staff will explore funding options to support a reasonable work plan for transitioning elements of the pilot program into permanent services (e.g. City's supplemental; budget, ARPA grant application, and other outside funding sources)

- **Communications**

- Participating businesses have begun hearing from staff about next steps



Hotel Development Regulations

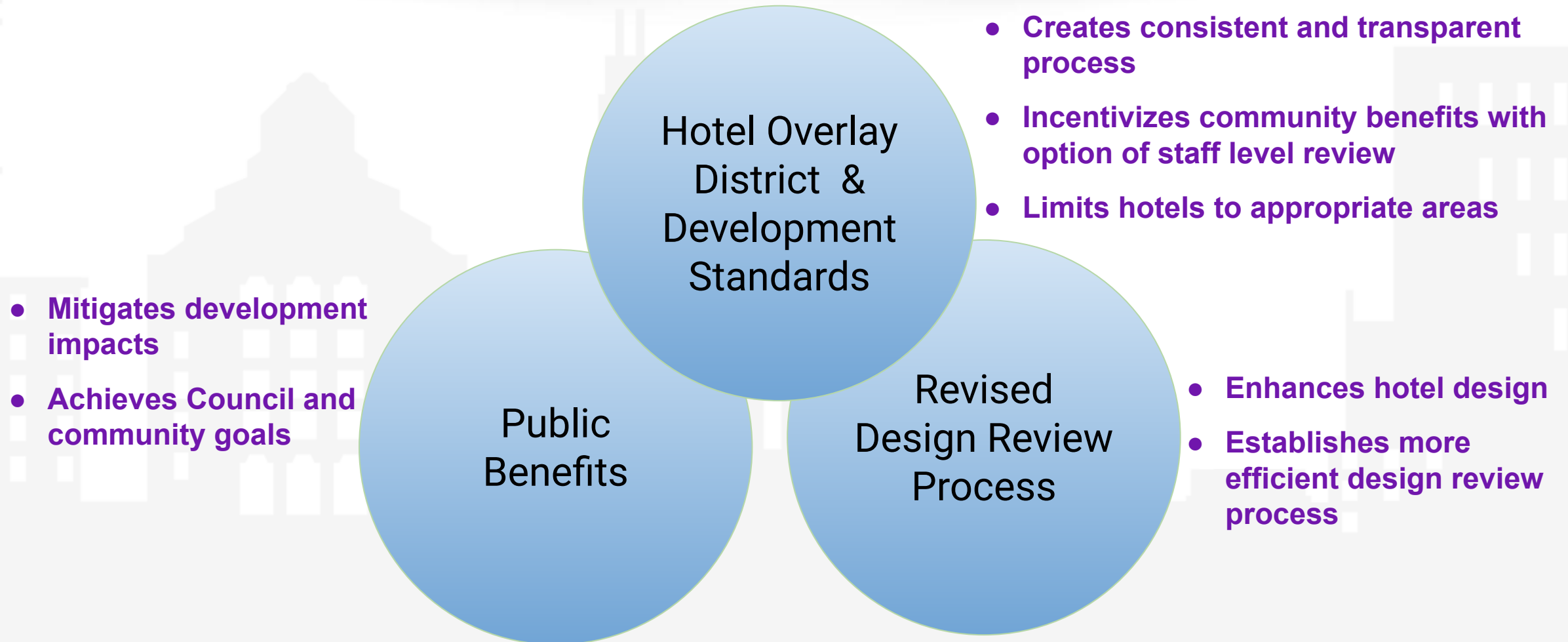
Hotel Development Regulations

Adopted by City Council in February 2021

Goals:

- Improve **predictability and transparency** in the hotel development review process (i.e. incentive-based process)
- Establish where hotels are **appropriate** in the City
- Leverage hotel development to achieve **community benefits** and limit impacts of new hotels
- Enhance the **design** of hotels

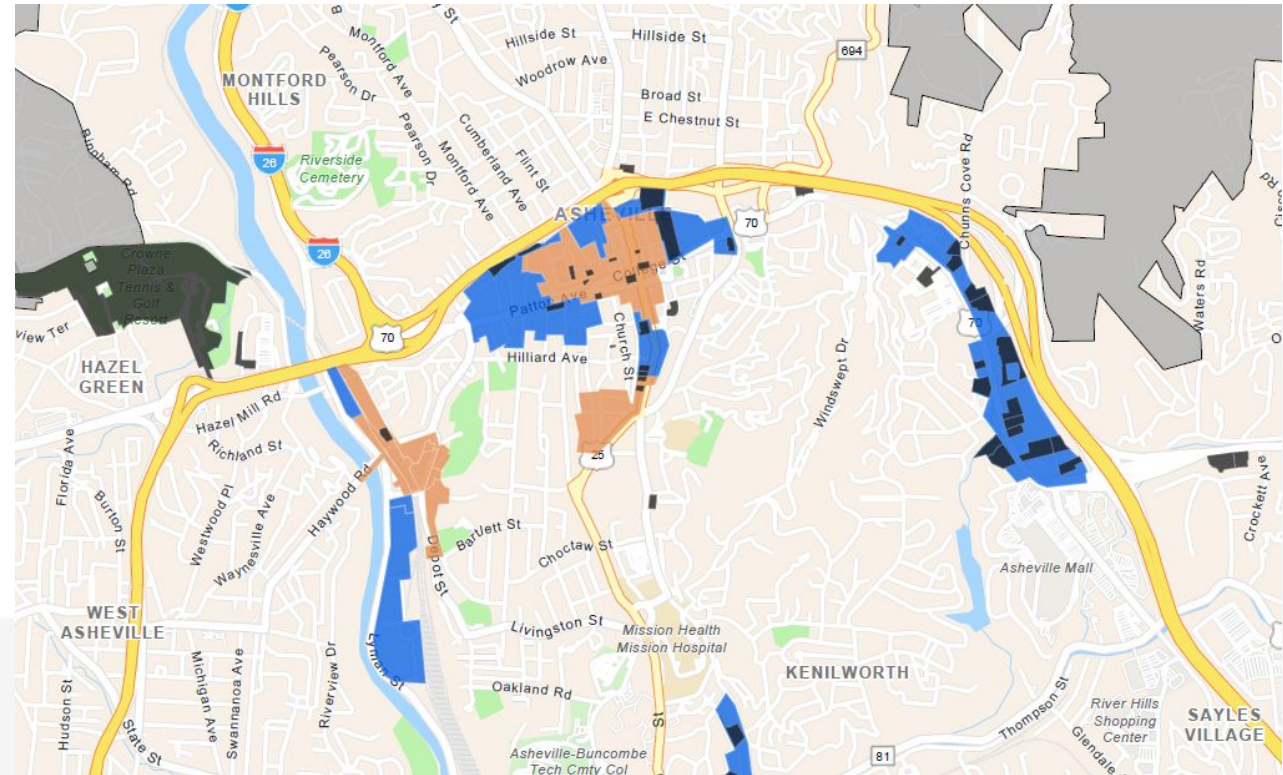
Hotel Regulations - Key Elements



Hotel Overlay District

The overlay district is mapped with two zoning districts - “A” and “B”

- **District “A” (blue)** - allows all hotels
- **District “B” (orange)** - allows only small hotels with 7-35 guest rooms



[Hyperlink: Hotel Overlay District map](#)

Public Benefits Table

- Flexible, points based system
- Tiered based on **size & location**
 - CBD, River Arts District, Biltmore Village
 - Suburban areas

PUBLIC BENEFIT EXAMPLE

Hotel Type	Points Required	
Small Hotel (7-35 rooms), CBD	100	<input type="checkbox"/>
Large Hotels (36-80 rooms), CBD	140	<input type="checkbox"/>
Large Hotels (81+ rooms), CBD	180	<input checked="" type="checkbox"/>
Small Hotel (7-35 rooms), Suburban	40	<input type="checkbox"/>
Large Hotels (36-80 rooms), Suburban	80	<input type="checkbox"/>
Large Hotels (81+ rooms), Suburban	120	<input type="checkbox"/>

Public Benefit Options	Points	Selection
Affordable Housing (Option #1)	60	<input type="checkbox"/>
Reparations (Option #2)	100	<input checked="" type="checkbox"/>
Living Wages	60	<input checked="" type="checkbox"/>
Public Art	20	<input checked="" type="checkbox"/>
Adaptive Reuse of Historic Building	50	<input type="checkbox"/>
Displacement Business/Housing	-20	<input type="checkbox"/>

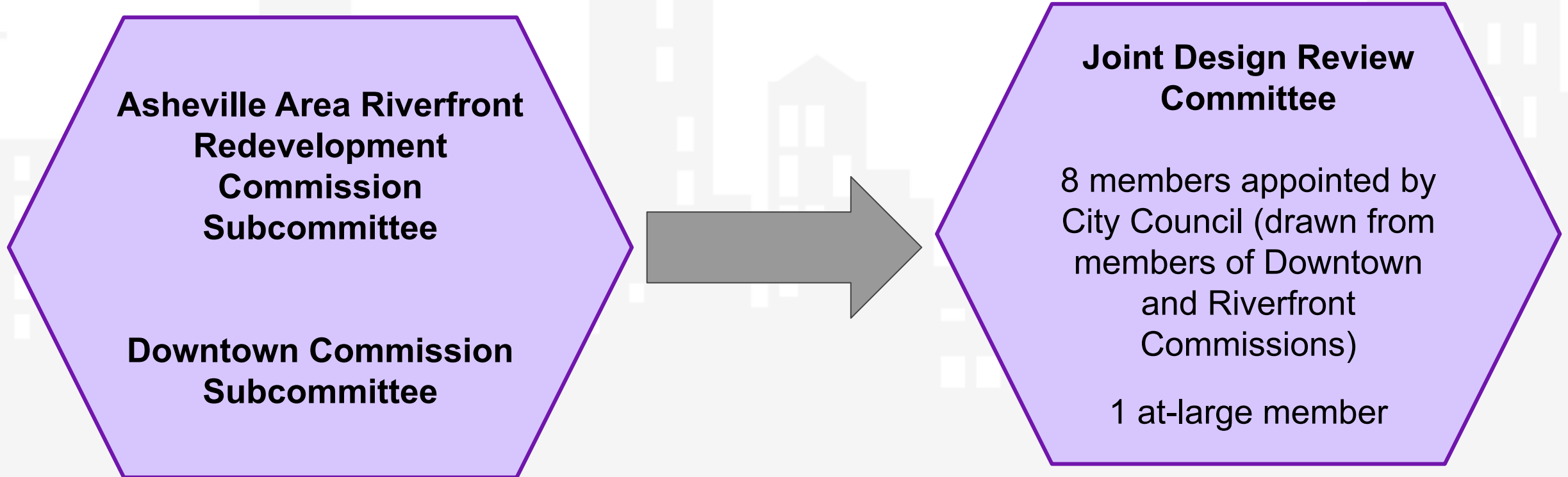
180



[Hyperlink: Public benefits matrix](#)

Revised Design Review Process

Combines **two existing** design review committees into **one**



Next Steps

- **December:** City Council public hearing to consider changes regarding the regulation of “condotels” and other minor changes to the hotel regulations

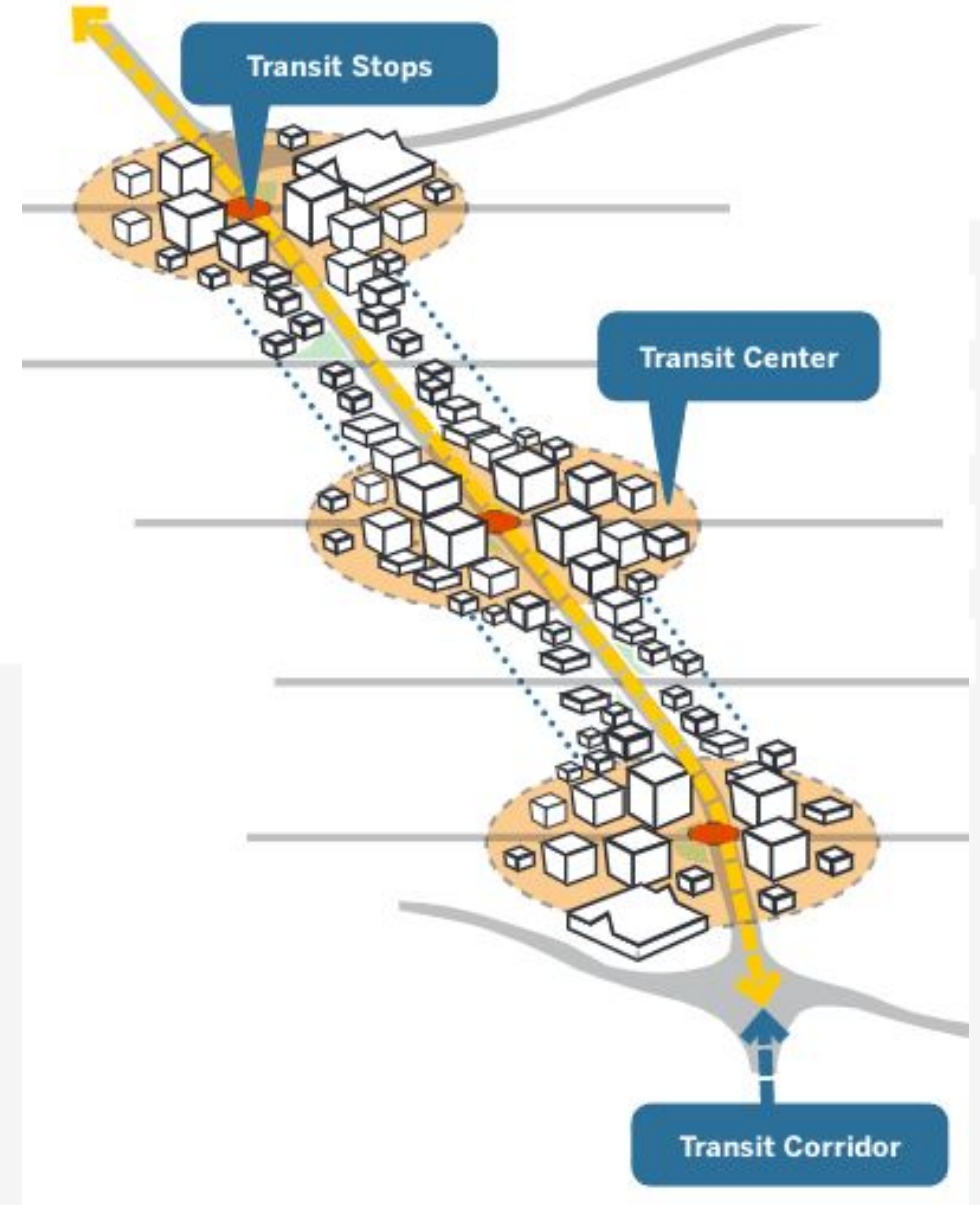
A light gray silhouette of a city skyline with various building shapes and window patterns, serving as a background for the text.

Urban Centers Rezoning

Urban Centers Goals

The Living Asheville plan recommends strengthening transit corridors to:

- Accommodate a **growing population and support job growth**
- Integrate **affordable housing** closer to jobs
- Improve **connectivity** with walkability that supports transit
- Support a **healthy environment** with quality urban design that improves tree canopy and urban open spaces



Urban Centers Goals

Less of this More of this 

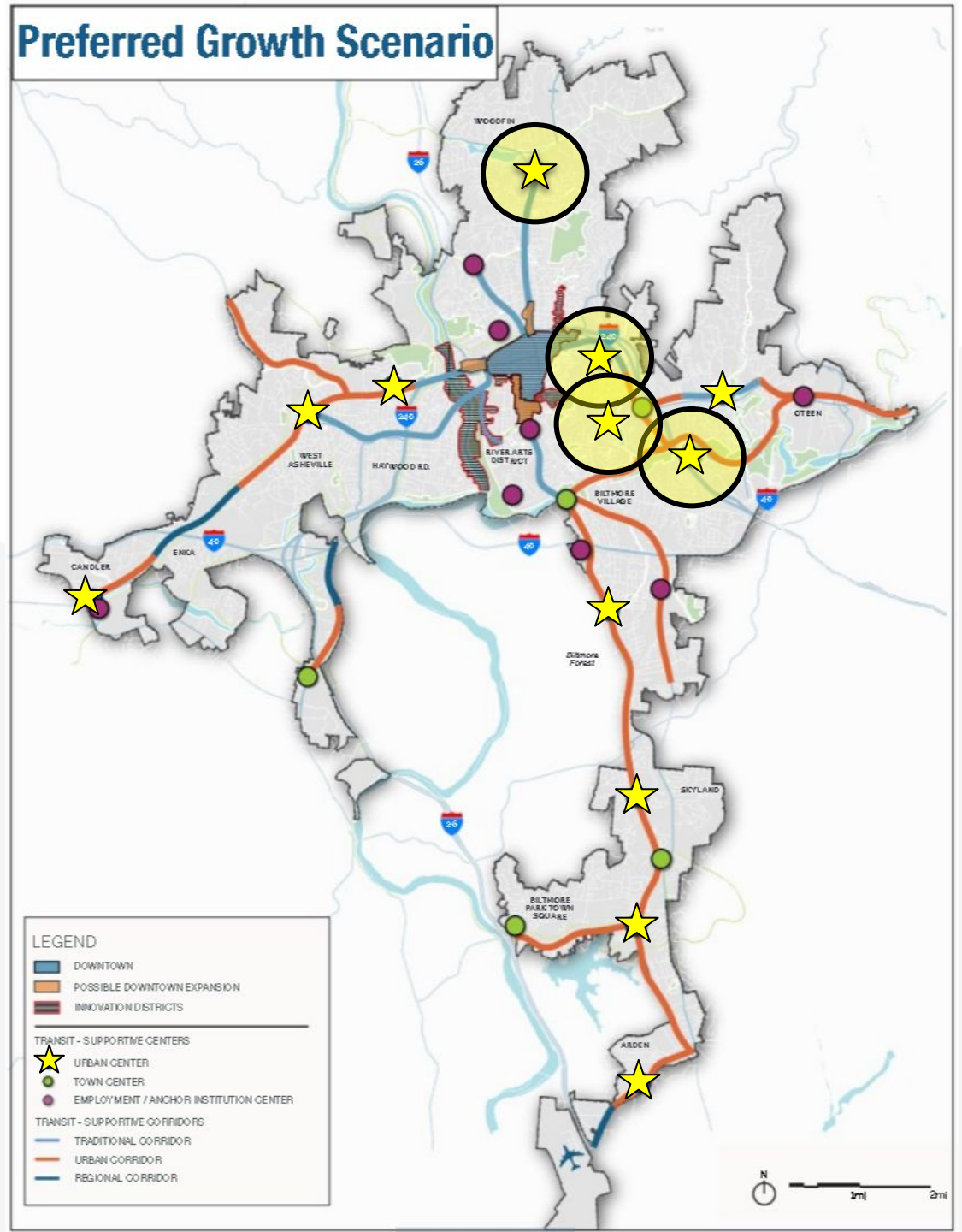


Diagrams © Courtesy of DPZ CoDesign

Where Are the City's Urban Centers?

Phase 1 (adopted): Merrimon Ave (Stein Mart/Ingles), Tunnel Rd (Innsbruck Mall), South Tunnel Rd (Former Sears) and Bleachery Blvd (Walmart)

Phase 2 (January 2022 review by Council): South Tunnel Rd (Asheville Mall and surrounding area)





Thank You!

Todd Okolichany

Planning & Urban Design Director
tokolichany@ashevillenc.gov